

Chairperson
Bernard Frezza

Vice-Chairperson
Anthony Piloizzi

Secretary
Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



Building Official
Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Richard Fascia
Thomas Lopardo

Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

October 4, 2012

The Zoning Board of Review held its monthly meeting on the 4th day of October 2012 at 7:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Bernard Frezza, Chairperson, Anthony Piloizzi, Vice-Chairman, Joseph Anzelone, Albert Colannino, Thomas Lopardo and Dennis Cardillo. Also present: Holli Stott, Recording Secretary, Bernard Nascenzi, Zoning Official, Joseph Ballirano, Esq. and Dianne Edson, Stenographer.

Mr. Piloizzi made the motion to move file number 2012-58 Killingly Express Wash to be heard on October 25, 2012. Mr. Cardillo seconded. A voice vote was taken; all in favor.

Mr. Piloizzi made two announcements concerning policies and procedures. Mr. Frezza confirmed that the ten thirty curfew was voted on a few months back and approved. Which means the board can go beyond ten thirty but can not take up any new business. Mr. Piloizzi asked if the board can make an announcement to the remanding applicants that the board will not be hearing any new business after this current applicant. Mr. Ballirano stated that the reason why the previous meeting was running the way it did was because there was a very big issue at hand that needed to be addressed as soon as possible. Also, Mr. Piloizzi was concerned that if an item on the agenda is to be continued prior to the meeting starting he would like Ms. Stott to call the Mr. Frezza, himself or Mr. Ballirano. Mr. Nascenzi explained tot Mr. Piloizzi that any time the zoning official is incapacitated, the Director of Public Works can call the chairman and let him know of any changes prior to the meeting.

A. File 2012-54

LOCATION: 54 Oak Hill Drive
OWNER/ APPLICANT: Joseph and Susan Scichilone
LOT: AP 47 — Lot 204; 15,000 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: 12'x16' Shed

Dimensional Variance petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

Mr. Jason Scichilone, applicant for the project was sworn in and he explained to the board that he would like to erect a 12' x 16' shed on his property with a four foot porch and a garage door. The applicant already has an 8' x 8' shed on his property that will need to be removed once the construction is completed for the new shed. Mr. Scichilone explained to the board about the height of the shed and door heights. Mr. Pilozzi suggested that the applicant continue this until next month because not enough elements have been met. Mr. Frezza suggested holding this item until the end of the meeting and Mr. Scichilone agreed.

B. File 2012-55

LOCATION: 2141 Plainfield Pike
OWNER: Carlo Izzo
APPLICANT: Izzo Brothers Farm. Inc.
LOT: AP 32 — Lot 7; 1,726,718 sq. ft.; I Zone
EXISTING USE: Agriculture/Automobile Salvage
PROPOSAL: 72.5' x 61.25' fabric covered steel frame enclosure

Dimensional Variance petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

Mr. Al Russo, attorney for the applicants, was sworn in and he explained to the board that the applicants would like to erect a car port style structure on their property. Mr. Russo presents the board with a picture of the structure.

Mr. Pilozzi made the motion to accept exhibit A. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Mr. Timothy Thies, engineer on the project, was sworn in and he explained to the board that the sides of this structure will be open. He also explained to the board where on the property it will be going and what it will be used for. The structure will be on a concrete slab.

Mr. Carlo Izzo, owner of the property, was sworn in and he explained to the board what types of licenses are required for this type of work and he explained that he holds a town and state junkyard license. Mr. Izzo also explained the process recycling cars. Mr. Nascenzi stated if there is a problem with traffic on Plainfield Pike that the applicant will put a directional sign up to bring the cars up.

No one for or against

Mr. Cardillo made a motion to approve. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor. With the stipulation of placement of the sign if needed.

****Back to Oak Hill Drive****

Mr. Scichilone came back up in front of the board and he explained move about the foundation of his new shed and the type of lumber that will be used and that it will be built on site not delivered. Mr. Scichilone would like to keep his other shed up as well.

Mr. Pilozzi made a motion to amend the application to keep up his smaller shed along with the new on if approved. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

No one for or against

Mr. Pilozzi made a motion to approve. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor. With no stipulations.

Mr. Anzelone made a motion to adjourn. Mr. Pilozzi seconded the motion A voice vote was taken; all in favor.

Adjourn 8:06 p.m.